



Report
Staff Report
 The Corporation of the City of Brampton
4/8/2024

Date: 2024-03-20

File: OZS-2021-0051

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(Zoning By-law Amendment application to facilitate a multi-use building with a one storey warehouse/internal storage component, mezzanine, and surface parking lot)
PMB Holdings Ltd. - Weston Consulting
 10810 Coleraine Drive (west side of Coleraine Drive, south of Countryside Drive
 Ward: 10

Contact: Andrew Ramsammy, Development Planner, Development Services & Design

 Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2024-175

RECOMMENDATIONS:

1. That the report from Andrew Ramsammy, Development Planner, Development Services & Design to the Planning and Development Committee Meeting of April 8, 2024, re: **Recommendation Report, Application to Amend the Zoning By-law, PMB Holdings Ltd. – Weston Consulting**, west side of Coleraine Drive, south of Countryside Drive, Ward 10 (OZS-2021-0051, and Planning, Building and Growth Management-2024-175), be received;
2. That the Application to Amend the Zoning By-law be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated March 20, 2024;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 of this report be approved; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- This report recommends approval of an amendment to facilitate a multi-use building with a one storey warehouse/internal storage component, mezzanine, and surface parking lot.
- The subject property is designated “Industrial” and “Special Study Area” in the Official Plan and “Business Park” in the Highway 427 Industrial Secondary Plan (Area 47). An amendment to the Official Plan and Secondary Plan is not required.
- The property is zoned “Residential Rural Estate Two (RE2)” by By-law 270-2004, as amended. The draft Zoning By-law Amendment attached as Attachment 10 will implement the proposed industrial uses.
- A Statutory Public Meeting for this application was held on February 14th, 2022. No members of the public attended the Statutory Public Meeting to speak to the application. Following the meeting, three (3) written correspondence letters was received expressing interest and/or concern with the proposal. Details of the Statutory Public Meeting, are summarized in Attachment 9 of this report.
- The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.
- The proposed Zoning By-law Amendment represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan.

BACKGROUND:

The application was submitted by Weston Consulting on behalf of PMB Holdings Inc. on March 22, 2022. This application has been reviewed for completeness and found to be Complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on December 9, 2021.

A Statutory Public Meeting was held on February 14th, 2022, to provide information about the application to the public which satisfies the notice and statutory public meeting requirements in the Planning Act and the Public Meeting policies in S. 5.30 of the Official Plan. There were no members of the public in attendance to speak to the application at

the public meeting. Two (2) written pieces of correspondence were received on behalf of neighboring landowners.

CURRENT SITUATION:

Proposal (Attachment 1)

The application is proposing to amend the Zoning By-law to facilitate the development of a multi-use building with a one storey warehouse/internal storage component, mezzanine, and surface parking lot. Details of the proposal are as follows:

- To amend the Zoning By-law to a site specific Industrial Four (M4) zone to accommodate the proposed industrial development. Permitted uses on the site are summarized in Attachment 10, and include permissions for a warehouse, manufacturing facility, office, and a restaurant, alongside other accessory uses.
- A total Gross Floor Area (GFA) of 1,215.31 square meters (13,081 square feet) based on current concept plan as shown in Attachment 1. Some modification to the concept plan may occur at time of the future site plan application;
- A total of thirty-four (34) vehicular parking spaces.
- 3.0 metre landscape strips for any frontage abutting a street, floodplain zone, or residential zone.
- Site access is proposed from Coleraine Drive (temporary right-in, right-out access).

Property Description and Surrounding Land Use (Attachment 2):

The current conditions on-site are as follows:

- The subject property has a total site area of 0.4 hectares (1.0 acres);
- The subject land has a total frontage of approximately 64 metres (209.97 feet) on Coleraine Drive; and
- Has a one storey single detached dwelling on the property, proposed to be demolished.

The surrounding land uses are as follows:

North	Three (3) single-detached residential dwellings, situated on approx. 1.0 acre lots;
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East	Coleraine Drive, beyond which is a single-detached dwelling and agricultural lands proposed for future employment uses as part of Draft Plan of Subdivision application City File Number C11E15.002.
South	Agricultural lands proposed for future employment uses as part of Draft Plan of Subdivision application City File Number C11E15.002.
West	Agricultural lands proposed for future employment uses as part of Draft Plan of Subdivision application City File Number C11E15.002 and Rainbow Creek Natural Heritage System (NHS) that runs north/south.

Application to Amend the Zoning By-law:

An amendment to Zoning By-law 270-2004 is required to facilitate the proposed industrial development of a multi-use building with a one storey warehouse/internal storage component. The application seeks to rezone the lands from the current “Residential Rural Estate Two (RE2)” to a site specific Industrial Four (M4) zone to permit both industrial and non-industrial uses.

The ‘Industrial Four – 3770 (M4-3770)’ zone is proposed with site-specific provisions relating to uses, minimum landscape open space and loading spaces. The schedule depicting the proposed zones can be found attached in Attachment 10. Staff is satisfied the proposed amendment to the Zoning By-law captures the intent of the Official Plan.

Sustainability Score:

The subject application achieved a sustainability score of 28, which is 2 points shy of meeting the City’s Bronze threshold. There were challenges finding opportunities to obtain a higher score given the location, surrounding area and type of development that is proposed. The subject application proposes an industrial development in a location surrounded by land that are mostly vacant and planned for future industrial uses. This has created challenges to obtain points through the Built Environment, Mobility and Natural Environment and Parks categories. The City will work with the applicant to improve the sustainability score to meet a minimum bronze threshold at the Site Plan stage.

Summary of Recommendations:

This report recommends that Council approve a Zoning By-law amendment that is generally in accordance with Attachment 10, respectively. The By-law will accommodate the future approval of a site plan application for this use on this site.

Planning Analysis Summary

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-law is consistent with the Provincial Policy Statement, the goals and objectives of the City’s

Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

The proposal is located within the “Urban System” as defined in Schedule E-1 of the Region of Peel Official Plan and is located within the “Industrial” and “Special Study Area” designation in the City of Brampton Official Plan. The proposed development is an efficient use of lands within the City’s built-up area, and the Region’s “Urban System”. There is clear direction in the Growth Plan and Provincial Policy Statement to encourage the efficient development of lands with municipal sewage and water services, and to promote compact built form, and diversity of land uses for complete communities. The proposed development aligns with provincial direction to promote development that is more compact and makes efficient use of land, and infrastructure.

Please refer to Attachment 8 “Detailed Planning Analysis” for additional details.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2(a)(k)(h) and (p) of the Planning Act. Upgrades to Coleraine Drive will ensure that future development is adequately serviced by transportation infrastructure, while ensuring the orderly development of safe and healthy community, in accordance with Section 2(h) of the *Planning Act*.

Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

Provincial Policy Statement (PPS):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with *Section 1.1.1 (b)* of the PPS which speaks to accommodating an appropriate mix of employment types. The proposal will also contribute to the mix and range of employment uses and encourages a diverse economic base by adding to the range of economic activities and employment uses in the area which aligns with *Section 1.3.1(a) and (b)*.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe:

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject property is located within the "Designated Greenfield Area – Conceptual" of the Growth Plan and will contribute to achieving a complete community and encourage economic development and competitiveness by introducing employment use that will efficiently use land and contribute to the variety of employment opportunities and employment density. The recommendations conform to the applicable sections of the Growth Plan.

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

Municipal Planning Documents

Region of Peel Official Plan:

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" designation in Schedule E-1 and "Employment Area" designation in Schedule E-4 within the Regional Official Plan. The proposed Zoning By-law Amendment conforms to the Regional Policies with respect to healthy communities and achieving a mix of land uses in appropriate areas that efficiently use resources. Staff is satisfied that the proposed development conforms to the Region of Peel Official Plan.

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

City of Brampton Official Plan (Sept 2020 Consolidation):

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the design of the development is consistent with the policies and that all technical matters have been resolved.

The lands are designated "Employment" and "Designated Greenfield Area" on Schedule 1 – City Concept, and "Industrial" and "Special Study Area" on Schedule A – General Land Use Designations within the current City of Brampton Official Plan. The "Employment" designation includes various employment generating land uses such as industrial, retail, business and office uses. The "Industrial" designation permits light to heavy industrial uses such as manufacturing, processing, repair and service,

warehousing and distribution. The permitted uses proposed in the Zoning By-law Amendment align with the permitted uses of the Industrial designation and contributes to the employment growth 2031 targets making efficient use of the land that is designated for employment.

The application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the City of Brampton Official Plan.

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

Brampton Plan 2023 (Council Endorsed):

On November 1, 2023, Brampton Council adopted the City of Brampton's new Official Plan, "Brampton Plan". The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the city to become a vibrant, urban city of over 1 million people by 2051. The Council adopted Official Plan is currently with the Region for review and approval, as the Region remains the approval authority for local Official Plan Amendments.

The subject lands are designated "Employment Areas" on Schedule 1A – City Structure and "Employment" on Schedule 2 – Designations within the new Council adopted "Brampton Plan". Furthermore, the subject lands are also located within a "Provincially Significant Employment Zone (PSEZ)" on Schedule 5 – Provincial Plans and Policy Areas. The "Employment Areas" and "Provincially Significant Employment Zone (PSEZ)" designations are intended to be protected and reserved for employment uses including manufacturing, warehousing, logistics, office, and associated commercial, retail, and ancillary uses. The "Employment" designation includes land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. As such, the permitted uses proposed in the Zoning By-law Amendment align with the permitted uses of the employment land use designations in the Council adopted new Official Plan "Brampton Plan" and will contribute to future employment growth, density targets, and the protection of critical employment lands.

The proposed Zoning By-Law Amendment has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Council adopted new Official Plan, "Brampton Plan". Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the new Council adopted "Brampton Plan".

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

Highway 427 Industrial Secondary Plan Area 47 Policy Review:

The subject property is designated “Business Park” in the Highway 427 Industrial Secondary Plan (Area 47). The “Business Park” designation permits a range of industrial uses from prestige industrial to outdoor storage of good and materials, including the uses proposed in the Zoning By-law Amendment. The proposed by-law also includes site-specific provisions to provide appropriate landscape buffers, setbacks and screening requirements to mitigate potential impact of the industrial operation and outdoor storage on adjacent uses. Staff is satisfied that the proposed development aligns with the policies of the Highway 427 Industrial Secondary Plan (Area 47).

Additional analysis is found in Attachment 8 - Detailed Planning Analysis.

Community Engagement

The proposed Zoning By-law amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City’s website.

A Statutory Public Meeting for this application was held on February 14th, 2022. There were no delegations from members of the public at the meeting. Written correspondence from three (3) members of the public were received throughout the application review process. A summary of the issues raised and a response to those issues are included in the summary chart below:

Matters raised by the public	Staff Response
Residents were concerned about potential traffic impacts, as well as impacts to the approved Access Management Plan for the future Coleraine Drive road improvements.	The Traffic Impact Study and supplementary traffic memo’s submitted pertaining to this application was reviewed and approved by City and Regional staff. The approved report and memos acknowledge the requirement of an interim restricted right-in, right-out access for the subject property until the lands to the north are developed and a permanent access implemented via mutual access easement. Location of the interim restricted access is generally depicted on the Concept Plan shown in Attachment 1. However, final location will be confirmed at the site plan review stage.

CORPORATE IMPLICATIONS:**Financial Implications:**

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA

This application is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.

CONCLUSION:

The Development Services & Design Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed Zoning By-law Amendment represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the current City of Brampton Official Plan, Council adopted 2023 Brampton Plan, and the Highway 427 Industrial Secondary Plan. In summary, the proposal is appropriate for the development of the subject land and Staff therefore recommend that the Zoning By-law Amendment be approved.

Authored by:

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Attachments:

Attachment 1: Concept Plan
Attachment 2: Location Map
Attachment 3: Official Plan Designations
Attachment 4: Secondary Plan Designation
Attachment 5: Zoning Designations
Attachment 6: Aerial & Existing Land Use
Attachment 7: Heritage Resources
Attachment 8: Detailed Planning Analysis
Attachment 9: Public Meeting Summary and Analysis
Attachment 10: Draft Zoning By-law Amendment
Attachment 11: Results of Application Circulation
Attachment 12: Sustainability Summary